

**PB# 83-17**

**Calvet Tool Rental, Inc.**

Calvert Tool Rental, Inc. <sup>83-17</sup>

fee paid  
 maps signed 6/13/84ph  
 given to Town Clerk 6/21/84ph

TOWN OF NEW WINDSOR		General Receipt		5203
555 Union Avenue New Windsor, N. Y. 12550				May 25 19 83
Received of	Calnet Tool	\$	25.00	
Twenty Five and 00/100		DOLLARS		
For	Application fee 83-17			
DISTRIBUTION				
FUND	CODE	AMOUNT		
825.00	check			
# 7213				
		By	Pauline G. Townsend Town Clerk EC	

WN OF NEW WINDSOR		General Receipt		5769
5 Union Avenue w Windsor, N. Y. 12550				May 25 19 84
Received of	Calnet Tool Rental Due	\$	75.00	
Seventy Five and 00/100		DOLLARS		
For	Balance Subdivision - 83-17			
DISTRIBUTION				
FUND	CODE	AMOUNT		
Check	75.00			
# 8751				
		By	Pauline G. Townsend Town Clerk EC	
		Title		

**CALVET TOOL RENTAL, INC.**

124 Windsor Highway  
Newburgh, New York 12550

50-693/219/2

8752

5/23 1984

PAY Five hundred and no cents DOLLARS \$500.00

TO  
THE  
ORDER  
OF

Town of New Windsor  
555 Union Ave  
New Windsor, NY 12550

BY ENDORSEMENT THIS CHECK WHEN PAID IS ACCEPTED  
IN FULL PAYMENT OF THE FOLLOWING ACCOUNT

Recreation fee for Rt 32		
subdivision		

KEY BANK / Vails Gate Office  
VAILS GATE, NEW YORK

83-17

Manda Jeanes-Calvet

⑈008752⑈ ⑆021906934⑆ 02 00457 7⑈

Rec'd 5/25/84  
Ruth L. Lively

TO  
555  
New  
Re



County of Orange

COUNTY CLERK'S OFFICE

83-17

Orange County Government  
Center



Goshen, New York 10924

MARION S. MURPHY  
County Clerk

Tel. (914) 294-5151

Date June 28, 1984

Chairman of Planning Board

Town of NEW WINDSOR

Dear MR. SCHEIBLE:

In compliance with the Town Planning Law, this is to notify  
you that the Plan of Subdivision for CALVET TOOL RENTAL, INC.

, Town of NEW WINDSOR

Dated May 11, 1983 and approved by you on June 13, 1984

was filed in our office on June 20, 1984 as Map number 6610.

With kindest regards, I am

Very truly yours,

Marion S. Murphy  
County Clerk

By: John L. Clement  
Acting Deputy County Clerk

PLANNING BOARD  
TOWN OF NEW WINDSOR  
555 UNION AVENUE  
NEW WINDSOR, NY 12550

*may signed  
6/13/84*

(This is a two-sided form)

Date Received 5/1  
Preapplication Approval \_\_\_\_\_  
Preliminary Approval \_\_\_\_\_  
Final Approval \_\_\_\_\_  
Fees Paid \$25.00 *pd*

APPLICATION FOR SUBDIVISION APPROVAL

Date: 11 May 1983

1. Name of subdivision Calvet Tool Rental, Inc.
2. Name of applicant Calvet Tool Rental, Inc. Phone 562-4560  
Address 124 Windsor Highway, New Windsor, NY 12550  
(Street No. & Name) (Post Office) (State) (Zip Code)
3. Owner of record Same Phone \_\_\_\_\_  
Address \_\_\_\_\_  
(Street No. & Name) (Post Office) (State) (Zip Code)
4. Land Surveyor McGoey, Hauser and Grevas Phone 562-8640  
Address 45 Quassaick Avenue, New Windsor, NY 12550  
(Street No. & Name) (Post Office) (State) (Zip Code)
5. Attorney \_\_\_\_\_ Phone \_\_\_\_\_  
Address \_\_\_\_\_  
(Street No. & Name) (Post Office) (State) (Zip Code)
6. Subdivision location: On the West side of Windsor Highway  
(Street)  
1600 ± feet North of Union Avenue  
(direction)
7. Total Acreage 11.8 ± Zone P-I Number of Lots 3
8. Tax map designation: Section 9 ~~XXXX~~ Block 1, Lot 15
9. Has this property, or any portion of the property, previously been subdivided NO.  
If yes, when \_\_\_\_\_; by whom \_\_\_\_\_.
10. Has the Zoning Board of Appeals granted any variance concerning this property NO.  
If yes, list case No. and Name \_\_\_\_\_.

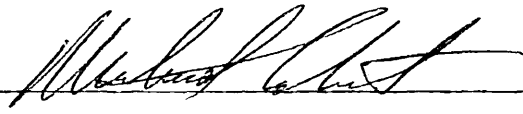
List all contiguous holdings in the same ownership.

Section \_\_\_\_\_ Block(s) \_\_\_\_\_ Lot(s) \_\_\_\_\_

Attached hereto is an affidavit of ownership indicating the dates the respective holdings of land were acquired, together with the liber and page of each conveyance into the present owner as recorded in the Orange County Clerk's Office. This affidavit shall indicate the legal owner of the property, the contract owner of the property and the date the contract of sale was executed. IN THE EVENT OF CORPORATE OWNERSHIP: A list of all directors, officers and stockholders of each corporation owning more than five percent (5%) of any class of stock must be attached.


STATE OF NEW YORK       )  
COUNTY OF ORANGE     : SS.:

I, Michael A. Calvet, hereby depose and say that  
all the above statements and the statements contained in the papers submitted herewith  
are true.

  
Mailing Address 124 Windsor Hwy  
Newburgh, N.Y. 12550

SWORN to before me this

11<sup>th</sup> day of May, 1983

  
NOTARY PUBLIC

RUTH J. EATON  
Notary Public, State of New York  
Qualified in Orange County  
Commission Expires March 30, 1984  
Reg. No. 4673512

#3 on the Agenda:

Calvet Tool Site Plan  
Route 32 Windsor Highway  
represented by Elias Grevas, L.S.

Mr. Grevas: We went to the Zoning Board of Appeals.  
I decided to put everything on one plan.

Use of existing driveways. Driveway goes up to building where cement mixing in existing building is. Cement is in building. There is a small existing retaining wall.

Mr. Spignardo: I have seen retaining walls crumble. Along the roadway it will receive traffic. The Engineer should take a close look at this.

Mr. Scheible: There is heavy truck traffic in the area.

Motion by Henry Van Leeuwen seconded by Henry Scheible to send the plans of Calvet Tool Site Plan to the Engineer and the Building Inspector for their review and comments.

Motion carried. 6 ayes - 0 nays. (6-0)

\* \* \* \* \*

#4 on the Agenda:

Calvet Tool Subdivision  
Route 32 Windsor Highway  
represented by Elias Grevas, L.S.

Mr. Grevas: Lot 1 80,000 square ft.  
Lot 2 - center extends to Route 32.  
Lot 3 - access from lot 2 to get to lot 3.  
Roadway 50 ft. wide.

Mr. Infante: Do you see any problem, Paul?

Mr. Cuomo: No problem.

Mr. Infante: Wak wall would not effect subdivision.

Chairman Reynolds: We will handle all at one time.

Mr. Scheible: I would prefer that our Engineer take a look at this for review.

Mr. Infante: Is the existing building and construction trailer remaining?  
Is business going to continue?

Mr. Grevas: I don't know. I was asked to draw a line between parcels.

Chairman Reynolds: You are on the next agenda.

\* \* \* \* \*

March 14, 1984

,5. on the Agenda:

Calvet Tool Rental Subdivision  
located on Route 32  
represented by Elias Grevas

Mr. Grevas: I am here this evening to get approval of the subdivision We spoke at the last meeting on this and I don't believe there were any objections but I was to wait until this evening.

Chairman Reynolds: Any discussion?

Motion by Mr. Infante seconded by Mr. Jones that the Planning Board approve the subdivision of Calvet Tool Rental, located on Route 32.

Roll call - all ayes, no nays 6-0 Motion approved.

#6 on the Agenda:

Henry Van Leeuwen Lot line change  
located on Beattie Road  
represented by Elias Grevas

Mr. Grevas: Lot 10 Red Maples Subdivision. Northeastern part put into Mr. Van Leeuwen's land.

Motion by Mr. Spignardo seconded by Mr. Schiefer that the Planning Board of the Town of New Windsor approve the lot line change of Mr. Henry Van Leeuwen located on Beattie Road.

Roll call: Jones: nay  
Infante: aye  
Schiefer: aye  
Scheible: aye  
Spignardo: aye  
Reynolds: aye

Motion carried 5 ayes - 1 nay 5-1.

Review

Anthony's Pier 9 Site Plan  
Route 9W  
represented by Mr. McGoey

Mr. McGoey: The owner of record - Mary Bonura  
There is 4.8 acres Section 37 Block 1 Lot 25, 26, 27

ZONING BOARD OF APPEALS : TOWN OF NEW WINDSOR

-----X  
In the Matter of the Application of

CALVET TOOL RENTAL, INC.

DECISION

#83-28.  
-----X

WHEREAS, CALVET TOOL RENTAL, INC., 124 Windsor Highway, New Windsor, New York, has made application before the Zoning Board of Appeals for area variances and an interpretation of use for purposes of: Area variances for Lot #2 on front portion of property, i.e. 1,450 sq. ft. area and 15 ft. lot width; and determination if the sale of ready-mixed concrete for use by small contractors and homeowners, is a permitted use on this property;

WHEREAS, a public hearing was held on the 26th day of September, 1983 before the Zoning Board of Appeals at the Town Hall, New Windsor, New York; and

WHEREAS, the applicant appeared by its agent Lou Grevas of McGoey, Hauser and Grevas, consulting engineers; and

WHEREAS, the application was opposed; and

WHEREAS, the Zoning Board of Appeals of the Town of New Windsor makes the following findings of fact in this matter:

1. The notice of public hearing was duly sent to residents and businesses as prescribed by law and published in The Sentinel, also as required by law.

2. It is not in the interests of justice to grant the area variances requested because the lots created are so small that they would limit as a practical matter the uses allowable under the PI (Planned Industrial) zoning classification which could be allowed on the property.

WHEREAS, the Zoning Board of Appeals makes the following findings of law in this matter:

1. The evidence shows that the applicant will not encounter practical difficulty if the area variance requested is not granted.

2. The proposed variance will result in substantial detriment to adjoining properties or change the character of the neighborhood.

Also, with respect to the interpretation of use portion of this application, the Zoning Board of Appeals found that it is a permitted use under the terms of subdivisions 4 and 6 of the Table of Use Regs., Col. A, Uses Permitted by Right, in a PI (Planned Industrial) zone, subject to the approval of the Planning Board.

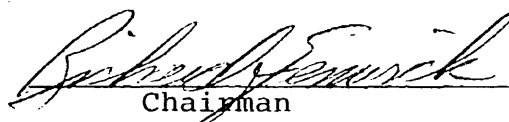
NOW, THEREFORE, BE IT

RESOLVED, that the Zoning Board of Appeals of the Town of New Windsor deny the area variances requested in accordance with the plans submitted at the public hearing.

BE IT FURTHER,

RESOLVED, that the Secretary of the Zoning Board of Appeals of the Town of New Windsor transmit a copy of this decision to the Town Clerk, Town Planning Board and applicant.

Dated: 10/31/83.

  
Chairman

ELIAS D. GREVAS, L.S.

LAND SURVEYOR  
45 QUASSAICK AVENUE  
NEW WINDSOR, NEW YORK 12550  
(914) 562-8667

25 January 1984

Town of New Windsor Planning Board  
555 Union Avenue  
New Windsor, N.Y. 12550

Attention: Mr. Henry Reyns, chairman

Subject: Calvet Tool Rental; Route 32

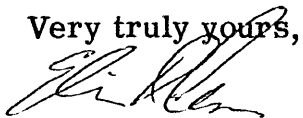
Dear Mr. Reyns:

Enclosed are ten (10) copies of a revised subdivision plan for the subject site.

Please note that an application for subdivision consisting of two (2) lots along route 32, which required a Bulk Variance, was turned down by the Z.B.A.

We would like to have this item scheduled on the agenda at your next possible opportunity.

Very truly yours,

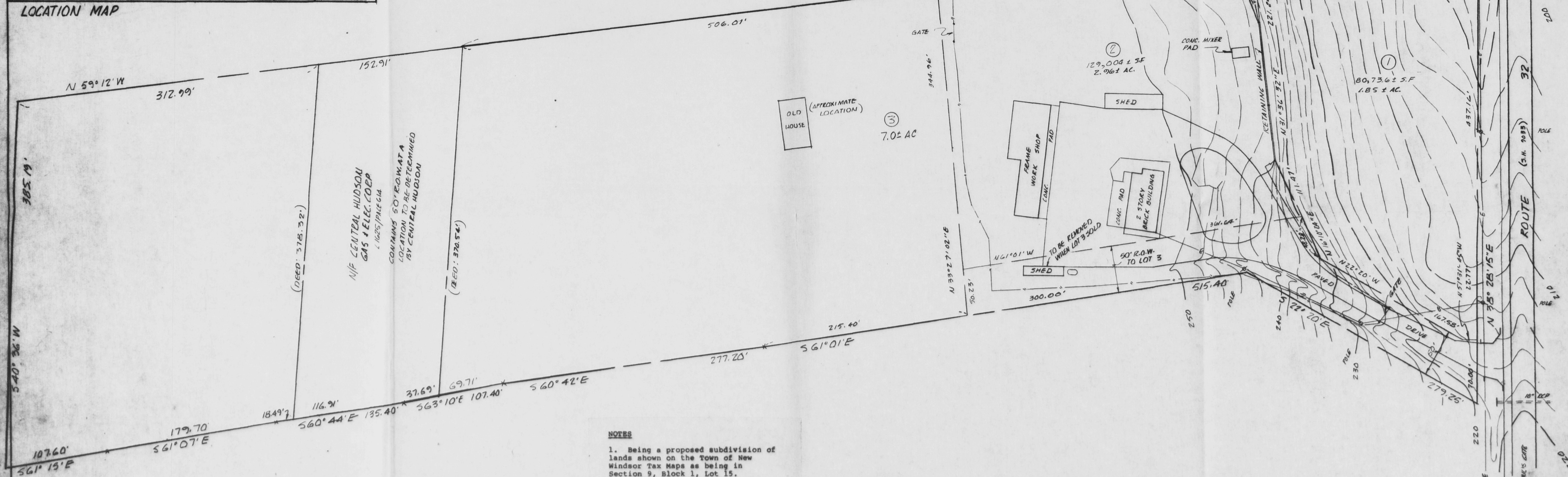


Elias D. Grevas, L.S.





LOCATION MAP



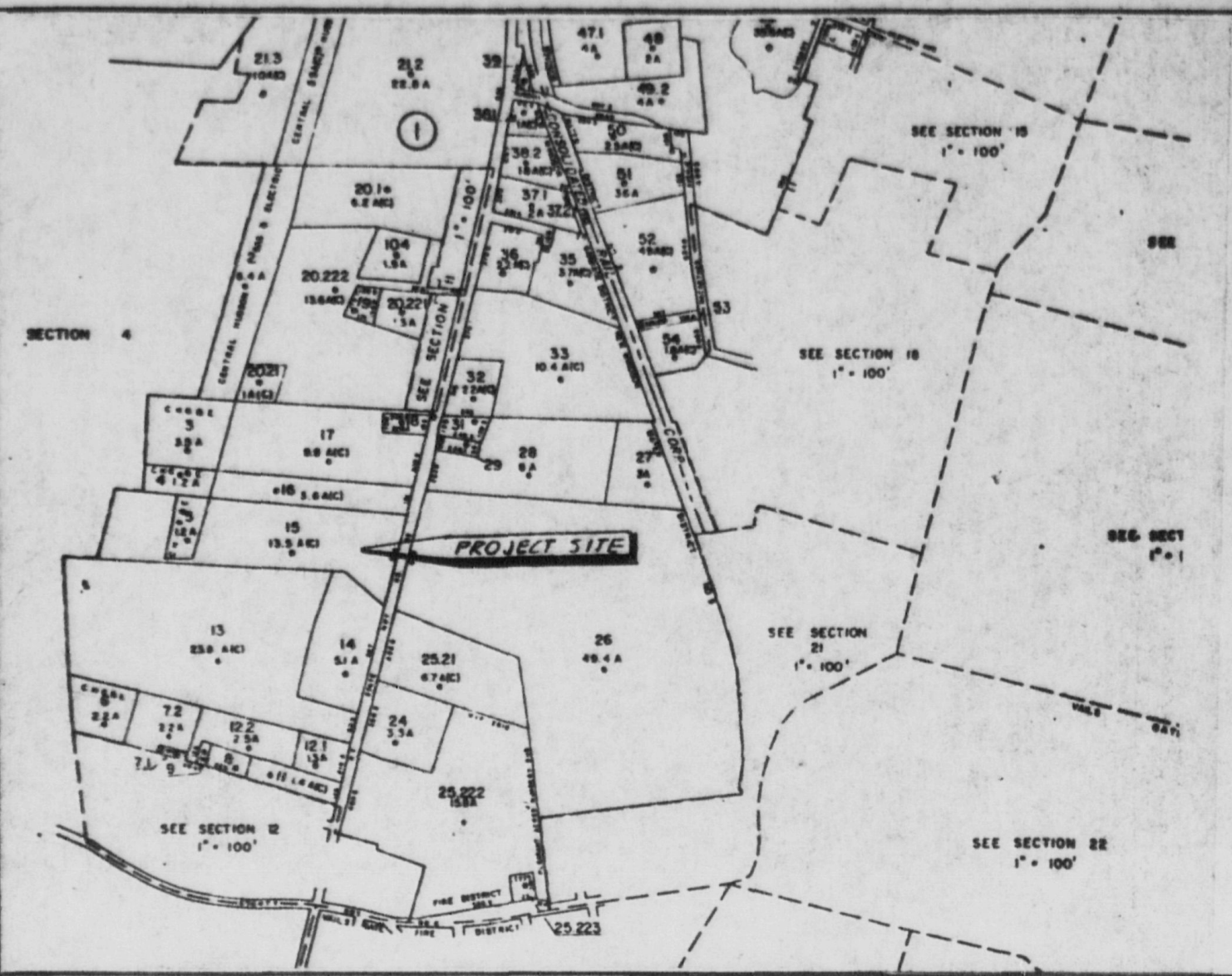
**NOTES**

1. Being a proposed subdivision of lands shown on the Town of New Windsor Tax Maps as being in Section 9, Block 1, Lot 15.
2. Property Owner and Developer:  
Calvet Tool Rental, Inc.  
124 Windsor Highway, Route 32  
New Windsor, New York 12550
3. Total Parcel Area: 11.8 Acres;  
Lots: 3
4. Property Zone: P-I
5. Topographic data shown hereon is from field survey completed 5 May 1983.
6. Boundary data shown hereon is from a map entitled "Survey of Lands of Putnam Valley Restaurant, Inc. to be conveyed to Calvet Tool Rental, Inc." last revised 16 August 1975, prepared by Theodore Jargstorff, L.S., revised due to field survey by this firm on 5 June 1983.

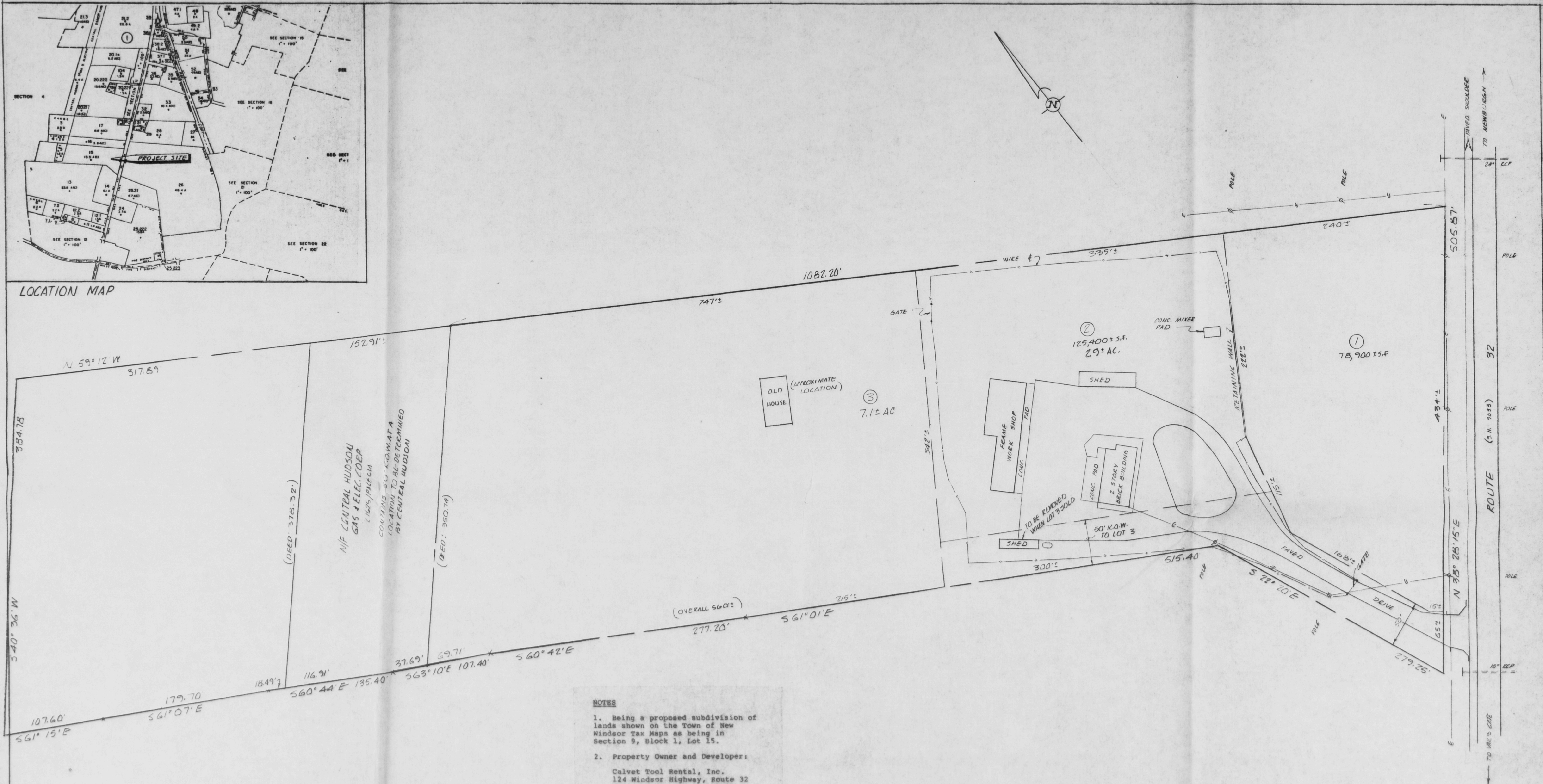
Final APPROVAL GRANTED  
BY TOWN OF NEW WINDSOR PLANNING BOARD  
ON 6-13-84  
BY *Henry Scheible*  
HENRY F. SCHEIBLE  
SECRETARY

<b>ELIAS D. GREVAS, L.S.</b> LAND SURVEYOR 65 QUASSACK AVENUE NEW WINDSOR NEW YORK				SUBDIVISION FOR <b>CALVET TOOL RENTAL, INC.</b> TOWN OF NEW WINDSOR ORANGE COUNTY NEW YORK	
Revision	Date	Description	Drawn	Checked	Scale
1	20 MAR '83	REVISED LAYOUT	W.D.G.	W.D.G.	1"=60'
2	8 FEB '84	ADDED OLD HOUSE LOC; CONC. R.O.W.			
3	29 FEB '84	ADDED CONTOURS; REVISED PROP. LINES			
				Date 11 May 83 Job No. 556583	
<b>MINOR SUBDIVISION</b>					Sheet 1 of 1





LOCATION MAP



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ELIAS D. GREVAS, L.S.				SUBDIVISION FOR			
LAND SURVEYOR				CALVET TOOL RENTAL, INC.			
48 QUASSACK AVENUE, NEW WINDSOR, NEW YORK				TOWN OF NEW WINDSOR, ORANGE COUNTY, NEW YORK			
Revision	Date	Description	Drawn by	Checked by	Scale	Date	Job No.
1	7/26/83	REVISED LAYOUT			1"=50'		
2	8/16/84	ADDED OLD HOUSE LOC.; CHG. R.O.W.					
		NOTE FROM DEED					
				SKETCH PLAN			
				MINOR SUBDIVISION			
				Sheet 1 of 1			